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4/11/2006 4:33:00 PM \$15.00
Book - 9279 Pg - 3738-3740
Gary W. Ott
Recorder, Salt Lake County, UT
EQUITY TITLE
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED RETURN TO:
Mountain West Small Business Finance
2595 East 3300 South
Salt Lake City, Utah 84109

NOTICE OF LEASE

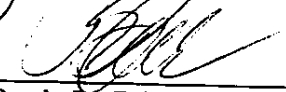
Notice is hereby given that RC & JC Holdings, LC, as Lessor, and Nygaard, Coke, & Vincent, L.C., as Lessee, have entered into a lease agreement dated affecting real property located at 6465 South 3000 East, Holladay, UT 84121 and more particularly described in Exhibit A which is attached hereto and made a part hereof by this reference.

DATED April 3, 2006.

LESSOR:

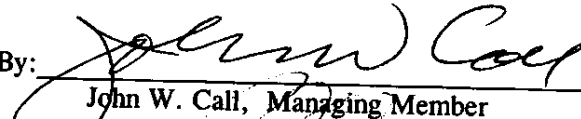
RC & JC HOLDINGS, LC


By: 
John W. Call, Manager

By: 
Randy B. Coke, Manager

LESSEE:

NYGAARD, COKE, & VINCENT, L.C.

By: 
John W. Call, Managing Member

By: 
Randy B. Coke, Managing Member


22-23-251-028
22-23-253-004

8054
ETA 21 92984

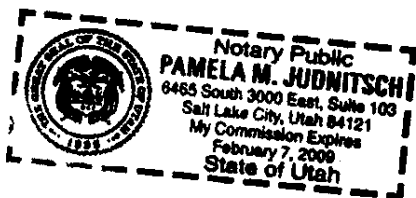
NOTICE OF LEASE
NOTARY PAGE

STATE OF UTAH)
COUNTY OF Salt Lake) :ss.

The foregoing instrument was acknowledged before me this April 3, 2006 by John W. Call and Randy B. Coke, Managers, RC & JC Holdings, LC.

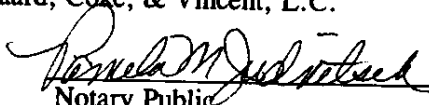


Notary Public



STATE OF UTAH)
COUNTY OF Salt Lake) :ss.

The foregoing instrument was acknowledged before me this April 3, 2006 by John W. Call and Randy B. Coke, Managing Members, Nygaard, Coke, & Vincent, L.C.



Notary Public

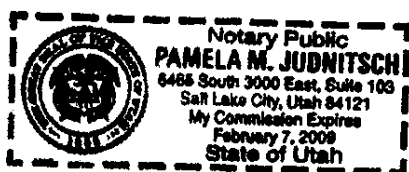


EXHIBIT "A"

PARCEL 1:

UNIT 103, CONTAINED WITHIN OLD MILL BUSINESS PARK CONDOMINIUMS, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN SALT LAKE COUNTY, UTAH, AS ENTRY NO. 9289767 (AS SAID MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF CONDOMINIUM, FOR OLD MILL BUSINESS PARK CONDOMINIUMS RECORDED IN SALT LAKE COUNTY, UTAH AS ENTRY NO. 9289768, IN BOOK 9090, AT PAGE 5734 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED), OF THE OFFICIAL RECORDS.

TOGETHER WITH: (A) THE UNDIVIDED INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT; (B) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH IS APPURTENANT TO SAID UNIT; AND (C) THE NON-EXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID CONDOMINIUM PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM ACT.

PARCEL 1A:

TOGETHER WITH EASEMENT RIGHTS, RECITAL, MAINTENANCE, AND COVENANT AGREEMENTS CONTAINED WITHIN THE FOLLOWING:

PRIVATE ROAD AND MAINTENANCE AGREEMENT, by and between Solitude Ski Corporation and L.G.P.D., L.C. , Recorded NOVEMBER 18, 1997, as Entry No. 6793378, in Book 7809, at Page 1459, SALT LAKE County Recorder's Office.

Amendment to the above instrument recorded FEBRUARY 19, 1998, as Entry No. 6867994, in Book 7884, at page 1357 of Official Records.

Amendment to the above instrument recorded MARCH 17, 1998, as Entry No. 6894856, in Book 7912, at page 2869 of Official Records.

DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS NORTH 00°03'09" WEST 1102.37 FEET AND DUE WEST 100.17 FEET FROM THE CENTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 77°11'17" EAST 598.09 FEET; THENCE SOUTH 12°55'06" WEST 40.00 FEET; THENCE NORTH 77°11'17" WEST 72.19 FEET; THENCE SOUTH 12°16'59" WEST 291.11; THENCE NORTH 89.2508 WEST 49.53 FEET; THENCE NORTH 12°16'59" EAST 301.61 FEET; THENCE NORTH 77°11'17" WEST 477.97 FEET; THENCE NORTH 12°26'45" EAST 40.00 FEET TO THE POINT OF BEGINNING

PARCEL 1B:

CROSS EASEMENT AGREEMENT BETWEEN T.C. ENTERPRISE INVESTMENTS, L.C. AND STILLWATER TRUST DATED JANUARY 1, 1999, Recorded JANUARY 26, 2005, as Entry No. 9282906, in Book 9087, at Page 4761, SALT LAKE County Recorder's Office.